

PHAPlans

5YearPlanforFiscalYears2000 -2004

**AnnualPlanfor
FiscalYearBeginningOctober1,2001**

Version3

**NOTE:THISPHAPLAN STEMLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Geneva Housing Authority

PHANumber: NY044

PHAFiscalYearBeginning:(mm/yyyy) 10/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self -sufficiency.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objective s.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing
Objectives:

X Apply for additional rental vouchers: 50 Units

X Reduce public housing vacancies: by 5%

X Leverage private or other public funds to create additional housing opportunities: 32 units of elderly

☐ Acquire or build units or developments

☐ Other (list below)

X PHA Goal: Improve the quality of assisted housing
Objectives:

X Improve public housing management: (PHAS score) by 5%

X Improve voucher management: (SEMAP score) by 10%

X Increase customer satisfaction: by 2.5%

- ☐ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - X Renovate or modernize public housing units:
 - X Demolish or dispose of obsolete public housing: Convert efficiency to
one-bedroom units.
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
- X PHA Goal: Increase assisted housing choices
- Objectives:
- X Provide voucher mobility counseling:
 - X Conduct outreach effort to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program:
 - X Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income
public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by
assuring access for lower income families into higher income
developments:
 - X Implement public housing security improvements:
 - X Designate developments or buildings for particular resident groups
(elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X Increase the number and percentage of employed persons in assisted families:
- X Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2001
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
- ☐ **SmallAgency(<250PublicHousingUnits)**
- ☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

EXECUTIVE SUMMARY

The Geneva Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Geneva Housing Authority.

The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self-sufficiency.

We have also adopted the following goals and objectives for the next five years.

Goals and Objectives

MANAGEMENT ISSUES

Goal

1. Manage the Geneva Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as a high performer.
2. Manage the Geneva Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives

1. HUD shall recognize the Geneva Housing Authority as a high performer by September 30, 2002.
2. The Geneva Housing Authority shall achieve and sustain an occupancy rate of 97% by September 30, 2002.
3. The Geneva Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
4. Enforce tough rent collection and lease termination procedures for chronic late rental payments.
5. Adoption of a local GHAPet Policy for all family public housing developments.

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Geneva Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
2. Assist our community and increase the availability of affordable, suitable housing for families in the very low-income range.

Objectives

1. The Geneva Housing Authority's Not-for-Profit subsidiary will apply for its first tax credit allocation this fiscal year to build 32 new affordable rental housing units for the elderly residents of our community.
2. Locate at least two partners, non-profit or for-profit, locally or nationally based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for the target group.

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Geneva Housing Authority's public housing units.
2. Make public housing the affordable housing of choice for the very low-income residents of our community.
3. The Geneva Housing Authority shall become a more customer-oriented organization.

Objectives

1. The Geneva Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System by September 30, 2002.
2. The Geneva Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Geneva Housing Authority's public housing developments. g
2. Improve resident and community perception of safety and security in the Geneva Housing Authority's public housing developments.

Objectives

1. The Geneva Housing Authority shall reduce crime in its developments by 50% by September 30, 2002.
2. The Geneva Housing Authority shall reduce crime in its developments so that the crime rate is less than the surrounding neighborhood by September 30, 2004.
3. The Geneva Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by September 30, 2004, through aggressive screening procedures.

TENANT-BASED HOUSING ASSISTANCE ISSUES

Goals

1. Manage the Geneva Housing Authority's tenant-based program in an efficient and effective manner thereby qualifying as a high performer under SEMAP.
2. Expand the range and quality of housing choices available to participants in the Geneva Housing Authority's tenant-based assistance program.

3. Provide financial assistance to private/not-for-profit housing developments through Section 8 subsidies for the purpose of expanding and retaining low-income housing developments for the elderly and disabled.

4. Assist Section 8 program participants in becoming new homeowners.

Objectives

1. The Geneva Housing Authority shall establish a program to help Section 8 participants use its tenant-based program to become homeowners.
2. The Geneva Housing Authority shall achieve and sustain a utilization rate of 97% by September 30, 2004, in its tenant-based program.
3. The Geneva Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2004.

4. Provide Project Based Section 8 for developments that house the Aging and Families with Disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.

MAINTENANCE ISSUES

Goals

1. Maintain the Geneva Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Geneva Housing Authority.

Objectives

1. The Geneva Housing Authority will continue to create an appealing, up-to-date environment in its developments.
2. The Geneva Housing Authority shall achieve and maintain an average response time of 6 hours in responding to emergency work orders by September 30, 2002.
3. The Geneva Housing Authority shall achieve and maintain an average response time of 15 days in responding to routine work orders by September 30, 2002.

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the Geneva Housing Authority in full compliance with all Equal Opportunity law and regulations.
3. The Geneva Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives

1. The Geneva Housing Authority shall mix its public housing development population ethnically, racially, and in income wise to the fullest extent possible.
2. The Geneva Housing Authority shall achieve the Section 3 goals that it establishes annually.

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objectives

1. The Geneva Housing Authority shall operate so that income exceeds expenses every year.
2. Update current tenant charges for tenant damages and excess utility charges.

SUPPORTIVE SERVICES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.
3. Assist public housing residents and low-income individuals in becoming homeowners.

Objectives

1. The Geneva Housing Authority will implement new partnerships in order to enhance services to our residents by September 30, 2004.
2. Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Family Self-Sufficiency Program.
3. The Geneva Housing Authority, working with its partners, shall ensure that 95% of its TANF residents are working or engaged in job training by September 30, 2003.
4. Apply for and secure Resident Opportunities for Self-Sufficiency (ROSS) Grant funding.
5. Continue the already HUD approved Section 5(h) Homeownership Program, and sell additional scattered site housing units to qualified individuals.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working toward the achievement of our mission.

- The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in Geneva.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- X Admissions Policy for Deconcentration - **Provided in text.**
- X FY2001 Capital Fund Program Annual Statement and
FY2001 Capital Fund Program Five -Year Action Plan - **(ny044a03)**
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) - N/A
- X Component 3, (6) Deconcentration and Income Mixing - **Provided in text.**
- X Membership of the Resident Advisory Board - **(ny044c03)**
- X FY2000 Capital Fund Program -Performance and Evaluation Report for Program Year Ending - **(ny044e03)**
- X Section 8 Homeownership Program Capacity Statement - **(ny044f03)**
- X Implementation of Public Housing Resident
Community Service Requirements - **(ny044g03)**
- X Pet Policy - narrative summary - **(ny044h03)**
- X Statement of Progress in meeting the 5 -year Plan Mission and Goals - **(ny044i03)**
- X Resident Membership of the PHA Governing Board - **(ny044j03)**

Optional Attachments:

- X PHA Management Organizational Chart - **Provided in text.**
- X Public Housing Drug Elimination Program (PHDEP) Plan - **(ny044b03)**
- X Public Housing Drug Elimination Program (PHDEP) Template - **(ny044d03)**
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - **Provided in text.**
- ☐ Other (List below, providing each attachment name)
- X Section 8 Project -based Voucher Program Statement - **(ny044k03)**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Certification of Payments to Influence Federal Transactions	5 Year and Annual Plans
X	Certification for a Drug Free Workplace	5 Year and Annual Plans
X	Disclosure of Lobbying Activities	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not include as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency ROSS (or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavail abletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics, ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcanmakethisassessment.

HousingNeeds ofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	637	5	3	5	3	2	3
Income>30%but <=50%ofAMI	315	5	2	5	3	2	2
Income>50%but <80%ofAMI	147	5	1	2	2	2	1
Elderly	301	5	3	2	3	1	5
Familieswith Disabilities	385	5	3	3	5	4	5
White/Non- Hispanic	888	5	2	3	2	3	3
Black/Non- Hispanic	130	5	2	3	2	3	3
WhiteorBlack/ Hispanic	86	5	2	3	2	3	3
Race/Ethnicity							

WhatsourcesofinformationdidthePHAuse toconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ☐ ConsolidatedPlanoftheJurisdiction/s
Indicateyear:
- X U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- ☐ AmericanHousingSurveydata
Indicateyear:
- X Otherhousingmarketstudy
Indicateyear:1999
- X Othersources:(listandin dicateyearofinformation)
U.S.CensusData1990

B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof thefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtype
offPHA -widewaitinglistadministeredbythePHA. PHA mayprovideseperate tablesforsite -
basedorsub -jurisdictionalpublichousingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input checked="" type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	364		72
Extremelylow income<=30%AMI	N/A	N/A	
Verylowincome (>30%but<=50% AMI)	N/A	N/A	
Lowincome (>50%but<80% AMI)	0	0	
Familieswith children	285	78%	
Elderlyfamilies	56	15%	
Familieswith Disabilities	23	7%	
White/Hispanic	51	18%	
White/Non-Hispanic	165	58%	
Black/Non-Hispanic	67	23%	
AmericanIndian	2	1	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	153	42%	
2BR	124	34%	
3BR	73	20%	
4BR	15	4%	

Housing Needsof FamiliesontheWaitingList			
5BR	2	.5%	
5+BR	0	0	
Isthewaitinglistclosed(selectone)?XNoYes Ifyes: Howlonghasitbeenclosed(#ofmonths)?0 DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategy foraddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- ☐ Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff -line
- X Reduceturnovertimeforvacatedpublichousingunits
- X Reducetimetorenovatepublichousingunits
- ☐ Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- ☐ Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- X Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- X Undertakemeasuresto ensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired
- X Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- X Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- X ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- ☐ Other(listbelow)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed-income housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

☒ Provide Project Based Section 8 assistance for developments that house the aging and families with disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.

Need: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special -purpose voucher targeted to families with disabilities, should they become available
- X Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- ☐ Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2001grants)		
a) PublicHousing OperatingFund	615,373	
b) PublicHousingCapitalFund	323,999	
c) HOPEVIR revitalization	0	
d) HOPEVIDemolition	0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	1,691,098	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	55,645	
g) ResidentOpportunityandSelf - SufficiencyGrants	25,000	
h) CommunityDevelopmentBlock Grant	0	
i) HOME	0	
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
PHDEP199 9		
3.PublicHousingDwellingRental Income	683,400	
4.Otherincome (listbelow)		
Non-DwellingRental	31,590	
InterestEarned	19,520	
4.Non -federalsources (listbelow)		
BondingIssuance	10,500	PublicHousing
		Operations
Totalresources	3,786,369	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)El igibility

a.Whendoes the PHA verify eligibility for admission to public housing? (select all that apply)

- X When families are within a certain number of being offered a unit: (state number) 1 -2
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b.Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug -related activity
- X Rental history
- X Housekeeping
- X Other (describe) Credit History

c.X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2)WaitingListOr ganization

a.Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- X Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b.Where may interested persons apply for admission to public housing?

- X PHA main administrative office
- X PHA development/site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- X ☒ Three or More

b. X Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 1. Homeless due to unit being rendered uninhabitable by natural disaster.
 2. Homeless due to unit being condemned and ordered vacated by the municipality.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second

priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veteran s' families
- 2 ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- 1 ☐ Other preference(s) (list below)
 (See no. 2)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- X ☐ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X ☐ The PHA - resident lease
- X ☐ The PHA's Admission and (Continued) Occupancy policy
- X ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) development(s) to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☒ Other (list policies and developments targeted below)
Change transfer policy to promote deconcentration and income mixing.

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments

- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

Component 3, (6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. X Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity
- X Other (describe below) Names and Addresses of prior landlords.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- X None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- X PHA main administrative office
 X Other (list below)
 Development Site Management Office

(3) Search Time

- a. X Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

When Family has documented continued attempt to find housing and has been unable to find suitable housing.

(4) Admissions Preferences

- a. Income targeting

- ☐ Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
 X Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Household that contribute to meeting income goals (broad range of incomes)

- ☐ Householdsthatcontributetomeetingincome requirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- X Otherpreference(s)(listbelow)
1. Homelessduetounitbeingrenderedunihabitablebynaturaldisaster.
 2. Homelessduetounitbeingcondemnedandorderedvacatedbythemunicipality.

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”in theboxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethan once,“2”more thanonce,etc.

DateandTime

FormerFederalpreferences

InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)

Victimsofdomesticviolence

Substandardhousing

Homelessness

Highrentburden

Otherpreferences(selectallthatapply)

- ☐ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☐ Veteransandveterans’families
- 2 Residentswholiveand/orworkinyourjurisdiction
- ☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincome requirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- 1 Otherpreference(s)(listbelow)
- (Seeno.2)

4.Amongapplicantsonthewaitinglistwithethequalpreferencestatus,howare applicantsselected?(selectone)

- X Dateandtimeofapplication
- ☐ Drawing(lottery)or otherrandomchoicetechnique

5.If the PHA plansto employ preferences for “residents who live and/or work in the jurisdiction”(select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6.Relationship of preferences to income targeting requirements:(select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained?(select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
☐ Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenot required to completesub -component 4A.

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0
☐ \$1-\$25
X \$26-\$50

2. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including the loss of employment'

4. When the family has an increase in expenses because of changed circumstances, for medical costs, child care, transportation, education, or similar items;
5. When a death has occurred in the family.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☒ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- X For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- X 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent reduction determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Anytime the family experiences an income increase
- X Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200.00 per month
- X Other (list below)
All decreases.

g. ☐ Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ These section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level ? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

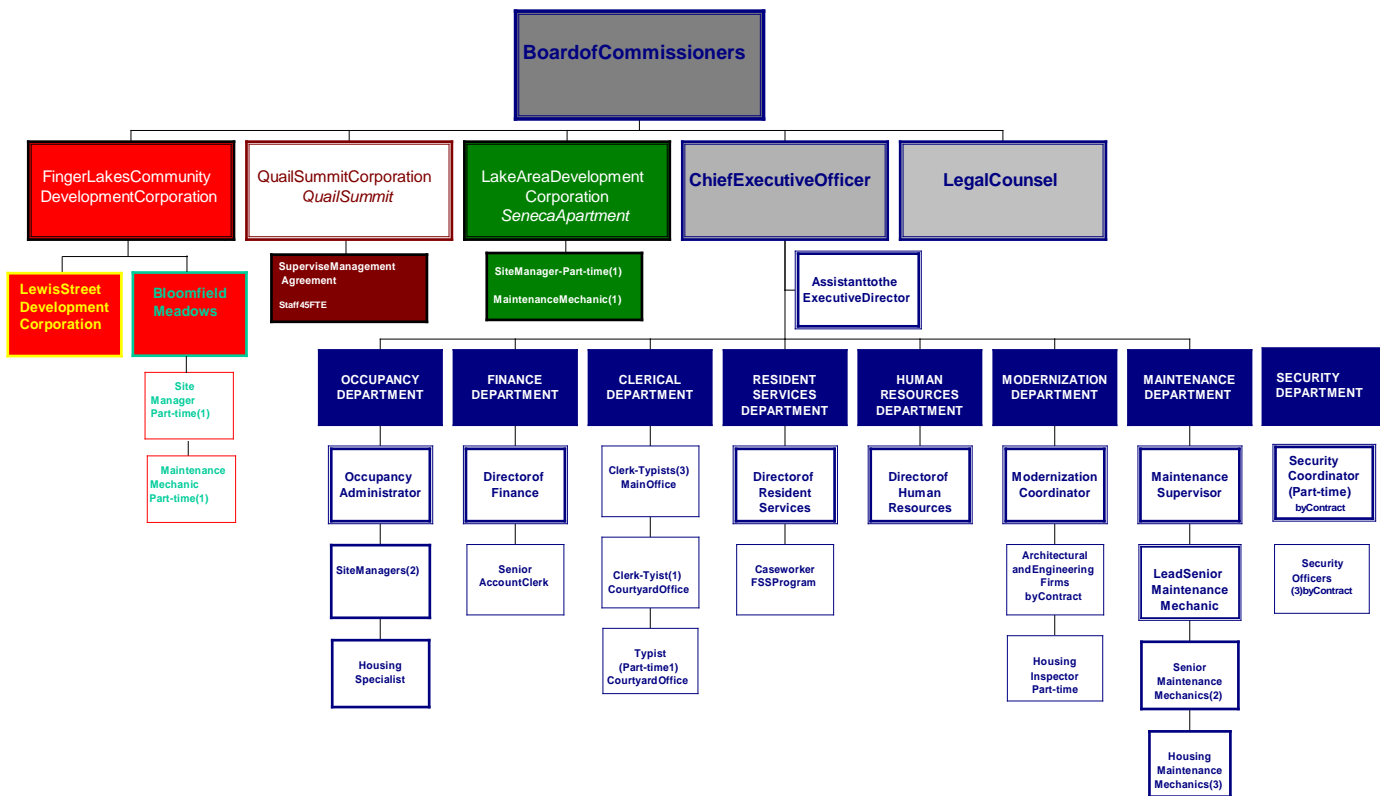
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:



B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	253	60
Section 8 Vouchers	335	48
Section 8 Certificates	55	12
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C.ManagementandMaintenancePolicies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy (ACOP)
Hazardous Materials Policy
Natural Disaster Response Guidelines
Blood-Borne Diseases Policy
Capitalization Policy
Funds Transfer Policy
Check Signing Authorization Policy
Investment Policy
Criminal, Drug Treatment and Registered Sex Offender Classification Records
Management Policy
Drug-Free Workplace Policy
Equal Housing Opportunity Policy
Disposition Policy
Maintenance Policy
Pest Control Policy
Procurement Policy
Ethics Policy
Accrual Policy
Allowance for Doubtful Accounts
Facilities Use Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8 - Only PHAs are exempt from sub - component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant - Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office
☐ Other (list below)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredto completethiscomponentand mayskiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAs thatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.All otherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activities thePHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviability ofitspublichousingdevelopments.ThisstatementcanbecompletedbyusingtheCFPAnnual Statementtablesp providedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanatAttachment(statename)ny044a02

-or-

☐ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected, copytheCFPAnnualStatementfromtheTableLibraryandinsertthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a.XYesNo:Is thePHAprovidinganoptional5 -YearActionPlanfortheCapital Fund?(ifno,skiptosub -component7B)

b.If yes to question a, select one:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasan attachmentto thePHAPlanatAttachment(statename - **ny044a02**)

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. X Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes X No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Elmcrest Apartments	
1b. Development (project) number: NY044 -001	
2. Activity type: Demolition <input type="checkbox"/> Disposition X	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application X	
4. Date application approved, submitted, or planned for submission: (10/01/01)	
5. Number of units affected: 10 (Efficiency apartments converted to one bedroom units)	
6. Coverage of action (select one) X Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/02 b. Projected end date of activity: 12/31/02	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Elmcrest Apartments
1b. Development (project) number: NY044 -001
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (10/03/97)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 91
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1.XYes ☐No: DoesthePHAadministeranyhomeo wnershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

2.ActivityDescription

☐YesXNo: HasthePHAprovidedallrequiredactivitydescription informationforth iscomponentinthe **optional**PublicHousing AssetManagementTable?(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname:ScatteredSite 1b.Development(project)number:NY044003
2.FederalProgramauthority: <input type="checkbox"/> HOPEI X5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) XApproved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplanned forsubmission: (08/13/1992)
5. Numberofunitsaffected:5 6.Coverageofaction:(selectone) XPartofthedevelopment <input type="checkbox"/> Totaldevelopment

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☒ 26- 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA - established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare -to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name) Development Ofc.	Eligibility (public housing or section 8 participants or both)
GED Class	12	Random	Courtyard Apts.	Both
Entrepreneurial Class	15	Random	Development Ofc.	Both
Case Management	150	Random	Dev/Main	Both
Library Program	50	Random	Development	Both
Drug & Alcohol Awareness	30	Random	Development	Both
WTW Rental Vouchers	50	Waiting List	PHAMain	Both
Geneva Child Development Cntr	50	Random	Development	Both
Even Start Family Literacy	30	Specific Criteria	Development	Both
English as a Second Language	10	Random	Development	Both
HTVN				
Boys and Girls Club			Development	Both
Work Force Investment Board			Development	Both
City of Geneva Homeownership				

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	100	05/31/2001 (88)
Section 8	14	05/31/2001 (22)

- b. X Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to component D.

sub -

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the area surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- X People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- X PHA employee reports
- X Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Geneva Courtyard Apartments NY 044010

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
Neighborhood Watch Program

2. Which developments are most affected? (list below)
Geneva Courtyard Apartments NY044010

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Geneva Courtyard Apartments NY44010

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds .

- XYes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- XYes ☐ No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- XYes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: **ny044b02**)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

15.CivilRightsCertifications

[24CFRPart903.79(o)]

Civilrightscertificationsareincludedi nthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFRPart903.79(p)]

1. X Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes X No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17.PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (Filename)

☒ Provided below:

1. Increase Security Staff and Coverage.
2. Discuss and try new and increased methods of communication with our residents.
3. The Resident Advisory Board members recommended that the Pet Policy state that no dogs be allowed at the Courtyard Apartments family public housing development.
4. The Resident Advisory Board recommends the implementation of the proposed changes to the tenant charges.
5. The Resident Advisory Board recommends the implementation of the proposed changes to the A.C.O.P.
6. The Resident Advisory Board recommends the implementation of the proposed Lease changes.

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

1. GH A Staff will continually investigate ways in which to fund increased security coverage. We will supplement the PHA DE P funds for security programs with Comprehensive Grant Program funds, as well as routinely look for additional funding avenues.
2. A summary of the Agency Plan will be put into our Resident Newsletter. We are working on the creation of a Website. The Occupancy Department will make some additions to their recertification program which will incorporate a more intensive review of rules and regulations.
3. The Pet Policy for family housing developments will state that no dogs will be allowed at the Courtyard Apartments.
4. The Tenant Charges will be changed as noted.

5. The A.C.O.P. will be revised to include the changes to the Preferences section and the Termination for delinquent rental payments.
6. The Resident Lease will incorporate the following changes:
 - a. Change in the term of the lease for a one -year period.
 - b. Change in the terminology of the weapons policy.
 - c. Inclusion of the termination of a lease for delinquent rental payment
 - d. Inclusion of the non -renewal of a lease for failure to comply with the Community Service requirement.

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
2. ☒ Yes ☐ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☒ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- X Other (list)
Public Housing Adult Recipients

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: New York State

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Development of additional Elderly Housing
 - Apply for additional Section 8 Vouchers
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- Preserves low income housing options of individuals and families seeking decent, safe housing in the jurisdiction of the housing authority and also seeks to increase the availability of housing units to meet the needs of the constituency.
- Improves accessibility to housing options of the low-income household through Homeownership Programs, increasing Section 8 Existing Housing Programs and maintenance of and modernization of existing Public Housing.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans .

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Numbr/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

GENEVA HOUSING AUTHORITY
Implementation of Public Housing Resident Community Service Requirements

14.0 CONTINUED OCCUPANCY AND COMMUNITY SERVICE

14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement.

14.2 EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement.

A. Family members who are 62 or older

B. Family members who are blind or disabled

C. Family members who are the primary caregiver for someone who is blind or disabled

D. Family members engaged in work activity

E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program

F. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

14.3 NOTIFICATION OF THE REQUIREMENT

The Geneva Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The Geneva Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Geneva Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For

families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Geneva Housing Authority will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Geneva Housing Authority may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the Geneva Housing Authority will do the following:

A. Provide a list of volunteer opportunities to the family members.

B. Provide information about obtaining suitable volunteer positions.

C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.

D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.

E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the Geneva Housing Authority whether each applicable adult family member is in compliance with the community service requirement.

14.6 NOTIFICATION OF NON -COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The Geneva Housing Authority will notify any family found to be in noncompliance of the following:

A. The family member(s) has been determined to be in noncompliance;

B. That the determination is subject to the grievance procedure; and

C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

14.7 OPPORTUNITY FOR CURE

The Geneva Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree to enter into an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, the Geneva Housing Authority shall take action to terminate the lease.

THE PLAN

The components of the Geneva Housing Authority's Public Housing Drug Elimination

Program plan include:

I. Security Enforcement

II. Drug Awareness & Prevention Programs

- A. SMART Moves
- B. Summer Program Activities
 - 1) Playground Program
 - 2) Kids Campus University
- C. Broader Horizons
- D. Power Hour
- E. Youth Sports
- F. Youth Leadership Clubs
 - 1) Cadet Club
 - 2) Torch Club
 - 3) Keystone Club
 - 4) Book Club
 - 5) Other

III. Family and Other Support Services

A. Educational Opportunities

- 1) GED/ESL
 - 2) Tutoring
 - 3) Even Start - Family Literacy Program
 - 4) Library (Courtyard Apartments Library/Geneva Free Library)
- ### **B. Job Search and Placement**
- 1) Workshops
 - 2) Computer Skills Training
 - 3) Transportation/Childcare
 - 4) Entrepreneurial Training (Worker Ownership Resource Center)

C. Outreach

- 1) Newsletter
- 2) Coordination with Service Providers
- 3) Tenant Support and Counseling
- 4) Resident Associations

IV. Program Evaluation

The description of each proposed activity for drug related crime reduction and elimination for each development proposed for assistance is as follows:

I. SECURITY ENFORCEMENT

The Geneva Housing Authority desires to continue to contract for Security staff in order to create a drug and crime free environment and to provide for the safety and protection of the residents in its public housing developments: the Courtyard Apartments, the Elmcrest Apartments, and 37 Scattered Site units.

The security services will continue to be performed by contracting with retired law enforcement officers or security officers, as independent contractors. They will continue to perform the duties and scope of work as described later in this section, and detailed in the Memorandum of Understanding. After grant approval and procurement of services as outlined in CFR Part 85, and the Geneva Housing Authority Procurement Policy, the Memorandum of Understanding will be formulated into a binding contract.

All Security Personnel will complete the course for Security Officers as designated by the State of New York. The Geneva Housing Authority, through the Family Self-Sufficiency Program, recently provided a resident with the opportunity to attend this training. The resident has successfully completed the required course, and has interviewed for a security staff position. The Geneva Housing Authority is pleased to have another qualified resident ready to be hired with PHDEP funding.

The services that will be provided by our contracted Security staff are those not performed by the local Geneva Police Department. These services include but shall not be limited to the following:

- ◆ Security personnel will be assigned to targeted areas during specified periods of time identified by the Geneva Housing Authority as high crime or high activity periods. The Security Coordinator will collect and provide workload data in all Authority properties. The Security Personnel will appear as witnesses in the Authority's administrative grievance procedures, civil hearings, or other civil or court proceedings where the issue includes criminal or quasi-criminal conduct on public

housing developments involving any resident, member of a resident's household, or any guest or guests of a resident or household member.

- ◆ Security personnel contracted by the Geneva Housing Authority are responsible for the delivery of security services to the residents of the Geneva Housing Authority's properties. Specifically, security personnel are expected to work as community security officers, including performing the following duties and responsibilities:

1. Respond to all calls, both emergency and non-emergency in nature, involving the Geneva Housing Authority and its residents. Notify the police department in all cases of criminal behavior. Engage in proactive security strategies; develop and maintain a rapport with public housing residents, thus fostering an atmosphere of cooperation, compassion, coordination, peace and order within the Geneva Housing Authority developments.

2. Encourage residents to report any and all suspicious or criminal activities and any suspected or observed abuse or neglect of people, animals or property. Assist victims and refer them to other agencies, when appropriate, for further assistance. Regularly engage in walking patrols throughout the tour of duty in all public areas of the Geneva Housing Authority to deter disorder or crime.

3. Work with the youth in Geneva Housing Authority developments to help them understand and comply with laws and regulations. Work with residents to help clean up Geneva Housing Authority developments. Work with the Security Coordinator, the Executive Director and resident committees to develop crime prevention programs, resident patrols, and youth-oriented programs. Make presentations to resident or tenant organizations, as assigned.

4. Remain alert to the emergency needs of residents and visitors, and ensure that the proper authorities are notified to take action to protect life and property. Cause the police to be notified concerning activities of suspicious persons. Promptly and

properly complete and submit the required reports of the Geneva Housing Authority
foreachtourofduty.Enforcetowingofabandonedvehicles.

5. Counsel juvenile and adult residents, referring them to the appropriate persons or agencies for further assistance. Assist other Security Personnel, as appropriate; accept and adhere to lawful direction and orders issued by the Security Coordinator.
6. Testify at judicial trials and hearings, as required. Maintain a professional decorum and attitude in all dealings with residents, visitors, supervisors and Authority employees.
7. Operate a security vehicle within an assigned geographic area at the direction of the Security Coordinator in order to deter and detect criminal activity and to check on the property of the Geneva Housing Authority. Operate closed circuit television cameras at Geneva Courtyard Apartments and at Elmcrest Apartments, as required, for the purpose of deterring criminal activity and locating violators.
8. Attend any training course, as assigned, to increase and enhance professional knowledge, skills and abilities. Maintain liaison with all law enforcement officers, Geneva Housing Authority officials and related agencies' personnel to exchange information and facilitate cooperative efforts.
9. Provide any service necessary to further the Geneva Housing Authority's security mission and objectives that is not prohibited by law. Perform other duties as assigned.
10. Notify the Geneva Police Department in the event that any criminal activity has occurred or is about to occur. Take no action against any subject that has committed an offense. That responsibility is that of the Geneva Police Department. When a criminal act has occurred, immediately notify the police and monitor the situation until the police have arrived.

The Security Coordinator will meet monthly with the Executive Director and/or his designee on a routine basis for the purposes of reviewing the enforcement and prevention efforts and planning for future changes or modifications anticipated by this contract.

All Security Personnel shall be provided with a policy manual that exists to regulate Security Personnel conduct and activities. All personnel shall be trained on the regulations and orders within the manual. (Manual attached).

PROCESS USED TO COLLECT, MAINTAIN, AND REPORT CRIME

The Security Coordinator will establish and maintain an ongoing line of communication with the Geneva Police Department Commanders and other police personnel.

Specifically:

- ◆ A primary source of police data used is the 1998 Uniform Crime Reports from the State of New York, Division of Criminal Justice Services listing the criminal offenses for the entire county. The Geneva Housing Authority Security Coordinator works closely with the Chief of Police in Geneva, in obtaining this data on a monthly basis, and applying the information in the strategies used to eliminate crime in the Authority's housing developments. The partnership between the Security Coordinator, and the Police Department is a strong one. There is a mutual cooperation between both entities that serves to benefit both. Lines of communication are open, and information flows smoothly between the two, as they work together to combat the battle against drugs.
- ◆ Another source of police data used is the 1998 annual report released by the Geneva Police Department. This provides essential data such as number of calls for service, pattern of crime, and types of crime. This information is also provided to the Security Department on a monthly basis. This information is reviewed, and serves to direct the Geneva Housing Authority in their strategic planning for the following year.

- ◆ As part of the " **OneStrikeand You're Out**" policy, the Security Coordinator will conduct background investigations for all public housing new applicants, and new Geneva Housing Authority employees. His review will include a record check through the New York State Police Information Network (NYSPIN). If required, an FBI fingerprint search will be conducted. When identified as necessary, special investigations will be conducted with the appropriate Law Enforcement Agency of existing residents to determine if eviction procedures are warranted.
- ◆ The Security Coordinator will prepare monthly progress reports and evaluations of the services provided under this contract for review by the Executive Director and/or his designee. These monthly reports will be presented to the Geneva Housing Authority Board of Commissioners at their monthly meeting.
- ◆ The Security Coordinator will initiate and monitor ongoing lines of communication with resident leaders to effectively employ the community policing concept and to address, in a timely manner, concerns raised by community leaders.

Strategic planning, and training enable the Security Staff to continually improve data collection and reporting procedures.

II. DRUG EDUCATION AND PREVENTION PROGRAM

The PHDEP Program Coordinator will work in cooperation with the Boys & Girls Club of Geneva to provide positive guidance to our public housing youth through the operation of quality programs and activities. All of our public housing youth have access to the Boys and Girls Club and are provided the opportunity to be involved in healthy and constructive educational, social and recreational activities.

A. Smart Moves Program

It has been proven that Boys and Girls Clubs located in Public Housing sites are a positive intervention in the fight against drugs. Their program, "SMART Moves", is a very strong component in the fight against drug abuse. This is a drug and substance abuse prevention program. According to a scientifically controlled study by social scientists Steven Schinke, Ph.D. and Mario Orlandi, Ph.D. affiliated respectively with Columbia University and the American Health Foundation, public housing communities with access to Boys and Girls Clubs with the SMART Moves program have:

- 22% less drug activity
- 25% less crack presence
- 13% fewer juvenile crimes

The implementation of the SMART Moves program provides a significant drug and crime prevention methodology for children in public housing.

PROGRAM DESCRIPTION

The SMART Moves program reaches people in the public housing community from ages 6 through to adulthood. The SMART Moves curriculum is run twice a year and is comprised of the following components:

BE SMART : An in-service training that provides an overview of the program, and suggests ways to incorporate the prevention message into ongoing club programs.

SMART KIDS MAKES SMART MOVES : A skills development program for boys and girls ages 6 -9. The program focus is on self-awareness, decision making and interpersonal skills, while communicating age-appropriate information about drugs and other potentially addictive substances.

START SMART : A resistance skills program for youth ages 9 -12 that focuses on ways to identify and resist peer, social, and media pressures to use drugs, other substances or become sexually involved. It includes age-appropriate discussions of puberty and friendship.

STAY SMART : A social skills program for adolescents ages 13 to 15 that teaches resistance skills, stress reduction techniques, communication skills, assertiveness training and life planning. It provides accurate information about drug use and adolescent sexuality.

KEEP SMART : A program for parents that emphasizes communication skills and factual information about drug use, substance abuse and adolescent sexuality.

SMART IDEAS : A program in which the skills and knowledge acquired in the small group programs are used to promote and reinforce the prevention message throughout the community.

The SMART Moves program not only involves public housing youth ages 6 through 15 but also involves their parents and the community at large. Another component of the SMART Moves program are guest lectures. In Geneva we are fortunate to have access to the considerable resources available at Hobart and William Smith Colleges. Alan Berkowitz, Ph.D., Director of Counseling at Hubbs Health Center at Hobart and William Smith will be speaking to our Boys and Girls Clubs. Dr. Berkowitz has done extensive research and publishing in substance abuse prevention. He will be a great resource for drug education.

The SMART Moves program provided by the Boys and Girls Clubs of Geneva definitely facilitates drug abuse prevention. It involves children, youth, adults and the community. It gives public housing youth and adults the working knowledge and skills needed to make informed decisions. Young people in public housing with daily access to Boys and Girls Clubs with a SMART Moves Program show a markedly reduced incidence of substance abuse. While taking part in the SMART Moves program public housing youth are also exposed to recreational and educational programs including library services. Thus, learning is promoted and school attendance for public housing youth is increased. The Boys and Girls Clubs movement, with its primary focus on serving the needs of

young people from disadvantaged circumstances, is uniquely positioned to help young people who live in a particularly tough environment...public housing developments. The Boys and Girls Clubs in Geneva has two sites: One located at Geneva Courtyard Apartments, the primary public housing site and one located mid downtown which is walking distance for youth from the scattered public housing sites. In this way we can ensure that all public housing youth have the opportunity to participate in the Boys and Girls Clubs. They can participate in the SMART Moves programs specifically and in all the other positive activities in general.

B. Summer Program Activities

1) Playground Program

The Boys and Girls Club of Geneva has been contracted to operate the Geneva Courtyard Apartment's Playground for the summer. By having the Boys and Girls Club operate the playground, children from the Geneva Courtyard Apartments, as well as others, will have access to either the activities at the Club or activities at the playground from 8:00 am to 7:00 pm, Monday through Friday. This will provide a complete program of summer activities for the children in our public housing.

2) Kids Campus University

The Boys and Girls Club of Geneva will be providing a summer day camp, Kids Campus University, which will be available to all public housing youth. The program will include educational activities as well as arts and crafts, sports, swimming and field trips. This program is an addition to the Playground Program, and ensures that there is supervision and structured activity for the youth for the entire day during the summer months.

C. Broader Horizons

The Boys and Girls Club of Geneva offers Broader Horizons, a Career Exploration Program that exposes young people to the many work options available to them. The program objectives are:

- ❖ To encourage participants to develop career interests and understanding of their strengths and skills through self-awareness exercises.
- ❖ To motivate participants to learn about the process of preparing for the world of work and maintaining employment in a career of interest to them. This is accomplished by broadening career choices of group members with in-depth experiential learning opportunities through organized field trips to various work settings and educational centers.

The four components of the program are self-awareness, field trips, follow-up, and recognition. In combination, these components help young people understand the crucial connections between educational achievement and career planning, between goal-setting and hard work. Broader Horizons helps participants see beyond the horizon of their present existence and gives them the opportunity to believe in a future that will be productive, rewarding and worth working toward.

D. Power Hour

The Boys and Girls Club of Geneva has instituted an educational support program developed by the Boys and Girls Clubs of America. The three-part program, called Power Hour consists of homework help, tutoring, and educational enhancement activities.

The shared objective of the three components is to encourage young people to become self-directed learners and assume responsibility for their own educational success or failure. This program supports the importance of ensuring that students living in poverty must stay in school and succeed in school to offset future failure.

E. Youth Sports

The overall goal of the Boys & Girls Clubs Youth Sports Program is to provide opportunities to the children living in public housing to develop mature decision-making capabilities that they can apply to a variety of situations as they grow up. Also, an important part of the program is to offer alternatives to the youth, helping them in their effort to turn away from drug and substance abuse, vandalism, and other illegal and harmful activities. In addition, there will be a very strong emphasis on the importance of good health, family values and team spirit.

The Youth Sports program will provide academic, cultural and sports experiences for students from kindergarten through the 12th grade. These programs are nationally tested and accepted and are designed to give resident children and teenagers opportunities for academic enrichment through courses with approaches from different perspectives, and to strengthen their understanding of the relationships between physical health and resistance to drugs and other risk factors encountered in their daily lives.

The Geneva Housing Authority contracts with the Boys and Girls Club for this program. They will have staff on site to successfully administer this program. Both boys and girls will have the opportunity to participate in baseball, softball, golf, basketball, soccer, kickball, tennis, swimming, football, and other related activities.

F. Youth Clubs

Along with all of the educational and recreational activities, the Boys and Girls Club of Geneva hosts a number of youth clubs that promote self-esteem and leadership responsibilities. A brief description of each group follows:

1) Cadet Club

This small group of ages 6-9 will meet weekly to explore the introduction of team building, goal setting, cooperating, and opinion sharing. They will participate in fun activities as they learn.

2) Torch Club

Provides members, ages 10 -12, with an organized peer group experience, which not only develops leadership and citizenship skills, but also focuses on teamwork and group norms. Members appoint officers and plan for future activities for their own group and club members as well.

3) Keystone Club

Provides members, ages 14 -18, with an organized peer group experience that helps to develop leadership and citizenship skills. Members appoint officers, plan club -wide activities, as well as plan and implement community service projects.

4) NIKE Swoosh Club

Provides members, ages 14 -18, with an organized peer group experience that helps to develop teamwork and sportsmanship skills. Members appoint officers, plan club -wide activities, as well as plan and coordinate fundraising projects.

5) Book Club

A book reading and reporting club for ages 6 -12 and 13 -18, that will keep participants enthusiastic about reading for pleasure and to help build skills in reading comprehension. They will meet weekly to discuss the books they have read during the previous week.

6) Other Clubs

In collaboration with the Geneva Housing Authority and other outside agencies, the Boys and Girls Club will continue to support the Girl Scout, Boy Scout and Cub Scout troops located within the public housing neighborhoods. Efforts to expand the enrollment and activities of the Scout groups will be an important aspect of this year's program. These programs contribute to the youth's feelings of self worth, self-esteem, leadership responsibilities, along with emphasizing the importance of teamwork.

III. Family and Other Support Services

The Geneva Housing Authority's Family Self-Sufficiency staff will be providing a wide variety of programs and other support services to our residents. This successful program is currently being funded through existing grants (Family Investment Center Grant, and Economic Development and Supportive Services Grant). In the future, it is our goal to maintain this critical program by seeking funding from grants and other resources at the end of the existing grant period.

Geneva Housing Authority staff will coordinate and oversee all aspects of the PHDEP Grant, including implementation of programs and expending of funds. Combining the family and support services activities with the PHDEP activities is a natural alliance that will allow us to serve our residents in the most comprehensive manner.

The Family Self-Sufficiency program staff are working closely with partners in the community to address the needs of residents in order to comply with "Welfare to Work" initiatives. Their focus on the "self-sufficiency triad" (job training, transportation, and childcare) is an imperative component in this equation. As illustrated in the following narrative, the staff has implemented many solid programs that address the needs of residents. By working with other service providers in the community, they are able to leverage resources in order to magnify the impact.

A. Educational Opportunities

1) GED and English as a Second Language are both offered on site at the Geneva Courtyard Apartments. Both classes are held weekly and instructors are provided by Finger Lakes Community College. Students participate at varying levels. For this reason the instructors are often assisted by tutors/volunteers that are available from Ontario County Literacy Volunteers and from Hobart and William Smith Colleges. Both classes run for fifteen -week sessions, however residents are able to join the classes at any time.

2) Tutoring is held after school, during the school year, for those children who are in need of additional assistance with their assignments. Again, volunteers from area colleges are utilized in order to provide individualized attention to the children. A structured setting in which the children can complete their school assignments on a regular basis is an essential part of the learning process. The Geneva City School District provides a Home School Advisor as an enhancement to this program.

3) Even Start Family Literacy is a program that involves both children and parents in the learning process. Because Even Start is a home-based program, families are able to learn in a familiar, safe, environment. Curriculum can be tailored to fit each family's needs and a vast array of resources is available to the program. GHA and the local school districts are involved in outreach activities in order to identify families that could benefit from additional assistance.

4) The library, at the Geneva Courtyard Apartments is open daily and available for all residents to use at their leisure, or by scheduling assistance with Family Self-Sufficiency Program staff. The Geneva Free Library and the Geneva Housing Authority have worked together to create this small library. It contains books for all ages, literacy materials and computer workstations with educational resources. The computers are also connected to the INTERNET.

B. Job Search and Placement

1) Job search and employment workshops are held on a regular basis through the existing Family Self-Sufficiency Program. Local employers have been involved in recruiting employees, offering interviewing strategies and in general work site information. Also, workshops are held to inform GHA residents of all employment related services available to them. GHA staff is available to assist with resume preparation and with job searches and placements.

2) Computers skills training is accomplished by utilizing satellite broadcasts provided by HTVN and by coordinating one-on-one instruction by GHA staff. Software-based tutorial programs are also available in the library and can be completed at any time. Basic computer knowledge is an needed component necessary in obtaining many jobs.

3) Transportation is provided by the County Area Transit System. The CATS bus has a regular stop located at the Geneva Courtyard Apartments and offer transportation to and from many area employers. Individualized transportation is also available when scheduling permits. Also, FSS staff is available to transport residents who are involved in job related activities. **Childcare** is provided for many GHA residents at the Geneva Child Development Center. The Center, located on site at the Geneva Courtyard Apartments offers a sliding fee scale for families and is sensitive to the needs of the low income population.

4) Entrepreneurial Training is provided through the Worker Ownership Resource Center in Geneva. Utilizing funds provided through the Geneva Housing Authority's 1997 Economic Development and Supportive Services Grant (EDSS), GHA contracts with the Worker Ownership Resource Center to provide business skills and entrepreneurial training to residents. Classes are held in the community room of the Geneva Courtyard Apartments, and run for twelve consecutive weeks. Follow-up support is provided by GHA staff, and legal advice is available from Legal Assistance of the Finger Lakes.

C. Outreach

1) A newsletter is published by the GHA on a quarterly basis in order to communicate with all of its residents. The newsletter focuses on significant information regarding housing and community services. Residents are also recognized for individual accomplishments. With a quarterly circulation of over 700 copies, the newsletter is an excellent way for GHA to keep its residents informed.

2) Coordination with area service providers allows GHA the opportunity to keep up to speed with the ever -changing needs of the community. GHA staff is involved with numerous committees and services and continues to excel in community relations. Referrals are made to appropriate service providers when residents are identified as being in need of a particular service.

3) Tenant support and counseling are available through the existing FSS staff. Staff regularly notifies residents of the availability of services, and hold information and instructional workshops on a regular basis. Support and outreach is a much -needed component for any human service program.

4) Resident Associations have been established at all the public housing developments operated by the Geneva Housing Authority. Public housing residents view drugs as one of the most serious problems facing their communities today. Because of their vulnerability to crime, many public housing communities are organizing and fighting back. Realizing that local police and other law enforcement agencies cannot prevent drug abuse all by themselves, the Geneva Housing Authority is working hard to support the residents in their quest to develop a variety of anti -drug strategies.

IV. PROGRAM EVALUATION

The following evaluation plan describes how the program will monitor the extent to which activities are conducted as planned and desired program results are achieved. The overall objective of the evaluation is to determine the effectiveness of the program in reducing or eliminating drug use and drug -related crime in the Geneva Housing Authority developments. In addition to the outcome assessment which will document the program's reduction of drug abuse and related crime, formative evaluation processes will provide regular feedback to staff throughout the duration of the program so that problems in program implementation can be identified and corrected as they occur, and planned

activities can be improved or "fine -tuned" during the year in response to suggestions by tenants or staff.

The program components, security enforcement and drug prevention and education programs, will be evaluated by an independent research firm. The evaluation design for each of the program components is outlined below:

Security Enforcement

1. Monitoring of program implementation (formative evaluation)

Quantitative Measures

The activities of contracted security personnel will be recorded in a daily log or activity information form maintained by those officers. In addition, information on police services and activities in the Geneva Housing Authority projects will be obtained from the City of Geneva Police Department (e.g. hours of narcotics enforcement by Narcotics Division police personnel and numbers of responses to calls for police service). These data will be compiled and reported on a monthly basis and presented to the Board of Commissioners.

Qualitative Measures

On a quarterly basis, contracted security staff, housing management, police officers, and representatives of the Resident Association will be interviewed regarding the extent to which planned activities are carried out as scheduled and any suggestions received from tenants for modifications in program implementation.

2. Assessment of Program Effectiveness (summative evaluation)

Quantitative Measures

Quantitative measures of program outcomes will focus on degree of change in the following indices from the year prior to program implementation to the first six months

and the last six months of the program year. Statistical data will be compiled and reported on a quarterly basis. Such data will include:

- ◆ total drug arrests at the Geneva Housing Projects, including drug possession, sale, driving while under the influence of drugs and public narcotic intoxication, by age. Change in numbers of drug arrests at the Geneva Housing Authority projects during the program year will be compared with change during the same period in the entire City of Geneva. With enhanced law enforcement activity and police visibility in the Geneva Housing Projects, an initial increase in drug -related police calls and arrests at the complex is expected. However, as the incidence of drug -related crime responds to concerted enforcement and prevention efforts, the reported incidence of drug -related crimes should drop off as the year progresses.
- ◆ number of calls for police service at any of the Geneva Housing Authority developments and calls for suspected drug -related criminal activity. As drug -related crime comes under control, there should be a greater decline in the proportion of calls that are for drug -related activities at the Geneva Housing Authority sites during the program year than in the City of Geneva as a whole.
- ◆ number of drug incidents in the projects and in the entire City of Geneva reported by security and law enforcement personnel, by time of day. These incidents may or may not involve arrests.
- ◆ numbers of times tenants have been victimized by crime in the last year, whether they reported each incident, and whether they believed each incident was drug -related. Since the increased visibility of police and security officers is likely to result in an initial increase in reported crime, it is important to supplement police statistics with tenant-reported victimization data that includes unreported crimes.
- ◆ number of 911 calls for drug -related emergencies

- ◆ number of citizen complaints regarding drug-related activity in the Geneva Housing Authority projects and City of Geneva.
- ◆ number of arrests for vandalism/property destruction in the vicinity of the Geneva Housing Authority sites and in the entire City of Geneva, including number of arrests of juvenile perpetrators under age 18. Estimates will be obtained from security and law enforcement personnel of the percentage of these incidents of vandalism that are drug-related.
- ◆ number of incidents of tenant fraud in the GHA projects.
- ◆ estimated number of lease terminations or evictions for drug-related criminal activity.
- ◆ number of prospective new tenants refused because they failed background investigations by Drug Elimination Project security personnel.
- ◆ number of Geneva Housing Authority vacancies and the percentage of vacancies estimated by GHA staff to be attributable to drug-related crime.
- ◆ number of police calls for service in the GHA projects and the entire City of Geneva involving homicide, robbery, assault, and forcible entry.

Qualitative Measures

Responses of tenants to focus group research in 1998 are used to develop a household survey that incorporated key security-related concerns of residents. Survey questions concerning perceived change or improvement in personal safety in and around the projects will be used as subjective measures of program effectiveness. The survey will be conducted door to door in the projects by program staff. A tenant survey will be conducted soon after the beginning of the year and at the end of the year.

- ◆ tenants' rating of the effects of improvements in safety on the quality of their everyday lives (measured through household survey).
- ◆ change in tenants' ratings of the seriousness of drug -related crime at the public housing complex (survey).
- ◆ degree of improvement in tenant satisfaction with security measures from the beginning of program until the annual household survey.
- ◆ assessment by GHA management staff of perceived improvement in security and perceived reduction of drug abuse and drug related crime on the premises.
- ◆ improvement in community relationships with local police, as measured by change in tenant attitudes, improved ratings of police services, increased contacts with police officers, and more positive perception of police officers working at Geneva Housing Authority housing. Information about tenant attitudes, perceptions, and experience with drug -related crime at the complex will be obtained through household surveys conducted door to door at the development.

DRUG AWARENESS AND PREVENTION PROGRAMS

Planned prevention program activities include: SMART Moves drug awareness education, drug -free youth activities, youth sports, youth leadership clubs, and supportive academic activities.

1. Monitoring of program implementation (formative evaluation)

Success in ongoing program implementation and achievement of activity objectives will be evaluated through the collection and analysis of the following key indicators:

Quantitative Measures:

- ◆ numbers of tenants in GHA housing who participate in youth group activities and other drug-free Drug Elimination Program activities during the program year.
- ◆ participation by tenants of all ages in anti-drug activities sponsored by the program during the year.
- ◆ increased networking and collaboration between youth service organizations who serve the tenants of Geneva Housing Authority housing.

Qualitative Measures:

joint development by Geneva Housing Authority and residents of a multi-year plan to address drug-related crime and other drug-related problems in and around the Geneva Housing Authority complexes.

- ◆ tenants' satisfaction with drug prevention services and programs and their suggestions for improvements, as measured via quarterly interview with representatives of GHA Residents Associations and the annual household survey.

2. Assessment of Program Effectiveness (summative evaluation)

The effectiveness or success of the Program's prevention activities will be evaluated in terms of the following outcomes:

Quantitative Measures

- ◆ increase in individual youth group participants' perceived peer support for resisting drug use and drug-related crime. Participants' attitudes and perceptions will be measured using a self-administered survey at intake and at the end of the program year.

- ◆ decline in the tenant -reported incidence of drug use among people of all ages residing at Geneva Courtyard Apartments. Percentage change in incidence of use will be estimated using data collected through door to door surveys with tenants at the beginning and the end of the year. Residents will be asked to anonymously report on the level of drug use of three other Geneva Housing Authority residents whom they know well. The fact that users are not identified should reduce reporting bias.
- ◆ increase in elderly residents' awareness of the danger of overmedication and habitual use of prescription medications and over -the-counter drugs. Data will be obtained via the door to door annual survey of residents of Elmcrest Apartments at the beginning and the end of the year.
- ◆ increased awareness among all GHA tenants concerning the problem of drug use and drug related crime in and around their housing complex.

Qualitative Measures

The following subjective information will be measured by GHA tenants' responses to the annual household survey conducted door to door at the beginning and end of the program year:

- ◆ increased value placed by residents on a drug -free lifestyle
- ◆ improvement in tenants' sense of personal security and perceived quality of life. Reduction in tenants' fears of becoming a victim to crime, particularly drug -related crime, in and around the public housing complex.

Geneva Housing Authority
Resident Advisory Board
2001-2002

ny044c02

Name	Address	City	Program Affiliation
Harold Frederickesen	99 Lewis Street, Apt. 223	Geneva, NY 14456	Public Housing/Senior
Clara Frahs	99 Lewis Street, Apt. 323	Geneva, NY 14456	Public Housing/Senior
Mary Cardinal	99 Lewis Street, Apt. 422	Geneva, NY 14456	Public Housing/Senior/Disabled
Tony Guidice	99 Lewis Street, Apt. 402	Geneva, NY 14456	Public Housing/Senior - Resident Commissioner
Barry Ross & Cindy Miller Ross	- 16 Hoffman Avenue	Geneva, NY 14456	Public Housing/Scattered Site Home
Gloria Herring	10 Goodman Street, J -99	Geneva, NY 14456	Public Housing/Family
Shirley Reid	10 Goodman Street, J -97	Geneva, NY 14456	Public Housing/Family - Resident Commissioner
Alicia McLeod	10 Goodman Street, A -2	Geneva, NY 14456	Public Housing/Family - Resident Association
Carl Goodrich	164 Genesee Street, Apt. 1	Geneva, NY 14456	Section 8
Eric Bentson	211 Pultney Street, #10	Geneva, NY 14456	Section 8
Rebecca Bradley	500 Putney Street #36	Geneva, NY 14456	Section 8
Warren & Louise Smith	84 North Genesee Street	Geneva, NY 14456	Section 8/Disabled
Lisa Kinney & Jane Hollenbeck	54 Lewis Street, Apt. 1	Geneva, NY 14456	Section 8

Public Housing Drug Elimination Program Plan

ny044d02

Note: THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$62,160

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ **RX**

C. FFY in which funding is requested **FY2001**

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

The PHDEP Plan includes four major components as follows: Security Enforcement which entails the hiring of retired law enforcement individuals to create a drug and crime free environment and to provide for the safety and protection of residents; Drug Awareness & Prevention Programs which incorporates educational activities, recreation, and sports programs to offer youth an alternative to crime and drug usage; Family and Support Services which include educational opportunities, job search and placement, and outreach; and the Program Evaluation to ensure that PHDEP funds are financing effective, high quality programs that achieve the program goals and objectives. The major initiatives and activities undertaken will assist us with our goal, which is to provide a safe, drug & crime free environment for the residents of all four properties. Our expected outcomes include, but are not limited to: a reduction of crime in our public housing developments, and residents feeling safer in their neighborhoods.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Elmcrest Apartments NY06P044001	91	91
Geneva Courtyard Apartments NY06P044010	124	367
Scattered Sites NY06P044003 & NY06P044009	38	133

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** **x** **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY1995	X	\$119,000	0		
FY1996	X	\$119,000	0		
FY1997	X	\$75,300	0		
FY1998	X	\$75,300	0		
FY1999	X	\$55,645	0		
FY2000	X	\$57,993	\$31,075		9/1/01
FY2001	X	\$62,160	\$62,160		12/1/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Geneva Housing Authority's Drug Elimination Program will use a comprehensive approach to combat the complex drug-related problems found in public housing. The Geneva Housing Authority will contract with retired law enforcement officers to form a security staff that will provide a safe, drug & crime free environment for the residents of all of our properties. The Family Self Sufficiency staff will administer the Family and Support Services aspect of the plan, which will incorporate educational opportunities with job search and placement strategies as well as provide other resident services in cooperation with appropriate agencies. The Council on Alcoholism and Other Chemical Dependencies of the Finger Lakes has been contracted with to facilitate a wide variety of drug awareness and prevention programs and other quality activities. This wide range of programming will allow us to reach the largest segment of our housing population. A consulting firm has been contracted with to perform a program evaluation, which will measure the PHDEP program successes and shortcomings, to identify areas where changes to the program activities are needed to reach the goals and objectives of the PHDEP program.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	\$45,720.00
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$14,000.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$2,440.00
TOTAL PHDEP FUNDING	\$62,160.00

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 -SecurityPersonnel					TotalPHDEPFunding:\$45,720.00		
Goal(s)	1.)Recruitandretainqualifiedsecuritypersonnel.2.)Establisharapportwithresidents.3.)Increase residentsconfidenceinsecurityattheirhousingdevelopment.4.)Deterdrugrelatedcrime.						
Objectives	Contractwithretiredlawenforcementindividualstoprovidecomprehensivesecuritycoveragetoresidentsinpublichousing.Thissecuritystaff willassistinthemaintenanceofadrugandcrime-free environment,aswellasprovideforthesafetyandprotectionoftheresidentsinthepublichousing developments.						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.HireSecurityStaff			1/02	12/02	\$45,720	\$13,400/ Capital Fund	
2.							

9160 -DrugPrevention					TotalPHDEPFunding:\$14,000.00		
Goal(s)	1.)Establishactiv itiesandprogramsthatwillprovideyouthwithpositivechoices.2.)Provideasafe placeforchildrentogoto,andparticipateinstructuredactivities.						
Objectives	TheGHAwillcontractwithaqualifiedgrouporindividualtoadministertheGenevaHous ing AuthorityDrugeducationProgram.Thisprogramwillofferacomprehensiveapproachtodrug awareness/elimination,throughvariousmeansofeducation,activities,counselingandrecreation.						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.DrugEducation& Awarenessprogram activities.	45	PublicHousing Youth	1/02	12/02	\$7,000		
2.YouthSportsProgram	42	PublicHousing Youth	1/02	12/02	\$7,000		

9190 -OtherProgramCosts					TotalPHDEPFunds:\$2,440.00		
Goal(s)	1.)MeasurePHDEPprogramsuccesesandshortcomingstoidentifyareaswherechangestothe programactivitiesareneededto reachthegoalsandobjectivesofth ePHDEPprogram.						
Objectives	TheGHAwillcontractwithaconsultingfirmtoconducttheoverallPHDEPprogramevaluation.						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.ProgramEvaluation			1/02	12/02	\$2,440	-	
2.							
3.							

Section3:Expenditure/ObligationMilestones

IndicatebyBudgetLineItemandtheProposedActivity(basedontheinformationcontainedinSection2PH DEPPPlanBudgetand Goals),the%offundsthatwillbeexpended(atleast25%ofthetotalgrantaward)andobligated(atleast50%ofthetotalgrant award)within12monthsofgrantexecution.

BudgetLine Item#	25%Expenditure ofTotalGrant FundsByActivity #	TotalPHDEP Funding Expended(sumof theactivities)	50%Obligation ofTotalGrant FundsbyActivity #	TotalPHDEP Funding Obligated(sumof theactivities)
<i>e.gBudgetLine Item#9120</i>	<i>Activities1,3</i>		<i>Activity2</i>	
NOTE:Wewill expend100% of allgrantfunds foreachbudget lineitemwithin 12monthsofthe grantexecution.				
9110				
9120		\$45,720		\$45,720
9130				
9140				
9150				
9160		\$14,000		\$14,000
9170				
9180				
9190		\$2,440		\$2,440
TOTAL		\$62,160		\$ 62,160

Section4:Certifications

AcomprehensivecertificationofcompliancewithrespecttothePHDEPPlansubmissionisincludedinthe “PHACertificationofCompliancewiththePHAPlanandRelatedRegulations.”

PhysicalNeedsAssessment

ComprehensiveGrantProgram(CGP)

U.S.DepartmentofHousing

andUrbanDevelopment

OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

(A459-W550)

HAName

GENEVAHOUSINGAUTHORITY☐ Original☒ 1 RevisionNumber _____

DevelopmentNumber

NY06P044010

DevelopmentName

GenevaCourtyardApts

DOFADate

1994

or

ConstructionDate

1961

DevelopmentType:

Rental ☒TurnkeyIII-Vacant ☐TurnkeyIII-Occupied ☐MutualHelp ☐Section23,BondFinanced ☐

OccupancyType:

Family ☐Elderly ☐Mixed ☒

StructureType:

Detached/Semi-Detache ☒Row ☐Walk-Up ☐Elevator ☐

NumberofBuildings

14

NumberofVacantUnits

2

CurrentBedroomDistribution

0 **0** 1 **24** 2 **29** TotalCurrent **1.61%**3 **50** 4 **17** 5 **4** Units5+ **0** **124**

GeneralDescriptionofNeededPhysicalImprovements

Urgencyof

Need(1-5)

Site:

SanitarySewerReplacement 1

GeneralLandscaping:Grading,Seeding,&Planting 4

PlaygroundSurfaceReplacement 5

PavementPatching,CrackSealing,andStriping 1

CurbingatChildCareParkingLot 4

MechanicalandElectrical:

TemperatureControlinUnits 4

HeatingSystemRevisions 1

CODetectorRelocations 1

BuildingExterior:

CCTV/SecuritySystem 1

TrashHouseMasonryandOverheadDoorWork 2

DwellingUnits:

BathroomSinkSupports 2

DoorBells 4

CyclePainting 5

SmokeDetectors 1

DwellingEquipment:

None

InteriorCommonAreas:

None

Site-WideFacilities:

DayCareCenterExpansion 5

YouthCenterBleachers 3

YouthCenterStorageBuilding 5

NondwellingEquipment:

VacuumTypeDebrisCollector 1

UtilityVehicleWinterCab 5

Washer,DryerReplacements 4

ChangeMachine 4

\

TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements

\$854,400.00

PerUnitHardCost

\$6,890.32

PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost

Yes

☒

No

☐

DevelopmentHasLong-TermPhysicalandSocialViability

Yes

☒

No

☐

DateAssessmentPrepared

Source(s)ofInformation:

RevisionDate:Jan,'99

ManagementNeedsAssessment
ComprehensiveGrantProgram(CGP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

(A1-P80)

HAName

GENEVAHOUSINGAUTHORITY

☒ Original

☐ RevisionNumber_____

GeneralDescriptionofManagement/OperationsNeeds	Urgencyof	PreliminaryEstimated	
		Need(1-5)	HA-WideCost
PolicyReviewandRevision		5	\$25,000
OperationalEfficiencyEvaluation		4	\$7,000
FamilySelf-Suficiencyw/GED(3years)		3	\$468,000
SecurityProgram(seealsoPhysicalNeedsAssessments)		1	\$425,000
StaffTraining		1	\$60,000
ResidentEnrichmentProgram		5	\$75,000
ComputerSoftwareandPrograming		2	\$50,000
Section504Compliance/PlanReview-Update		3	\$5,000
RecordKeepingSystem		5	\$15,000
MarketingPlanDevelopment		4	\$10,000
StrategicPlanDevelopment		4	\$10,000
ComprehensivePropertyAppraisal		3	\$15,000
TotalPreliminaryEstimatedHA-WideCost			\$1,165,000.00

DateAssessmentPrepared

6/19/1998

Source(s)ofInformation:

**ExecutiveSummaryof
PreliminaryEstimatedCosts
PhysicalandManagement/
OperationsNeeds
ComprehensiveGrantProgram(CGP)
(A1-O112)**

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName	FederalFiscalYear
GENEVAHOUSINGAUTHORITY	2000

DevelopmentNumber/ Name	Total Current Units	TotalPreliminary EstimatedHardCost	PerUnit HardCost	Long Term	Percentage Viability Y/N	ofVacant Units
N/A MODforDevelopment	0	\$0.00	\$0.00			0.00%
N/A HA-Wide	253	SeeBelow	N/A			N/A
NY06P044001 ElmcrestApartments	91	\$1,047,900.00	\$11,515.38	yes		6.59%
NY06P044003 ScatteredSites-003	14	\$66,500.00	\$4,750.00	yes		0.00%
NY06P044009 ScatteredSites-009	24	\$244,550.00	\$10,189.58	yes		4.17%
NY06P044010 GenevaCourtyardApts	124	\$854,400.00	\$6,890.32	yes		1.61%

TotalPreliminaryEstimatedHardCostforPhysicalNeeds	\$2,213,350.00
TotalPreliminaryEstimatedCostforHA-WideManagement/OperationsNeed	\$1,165,000.00
TotalPreliminaryEstimatedCostforHA-WideNondwellingStructuresandEquipment	\$907,000.00
TotalPreliminaryEstimatedCostforHA-WideAdministration	\$445,512.00
TotalPreliminaryEstimatedCostforHA-WideOther	\$0.00
GrandTotalofHANeeds	\$4,730,862.00
SignatureofExecutiveDirector	Date
X	

Annual Statement/Performance and Evaluation Report

(A1-M45)

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157(7/98)

Comprehensive Grant Program (CGP)

Part I: Summary

Office of Public and Indian Housing

HA Name

GENEVA HOUSING AUTHORITY

ny044e02

CAPITAL FUND PROGRAM NUMBER
NY06PO4450100FFY of Grant Approval
2000

☐ Original Annual Statement
 ☐ Reserve for Disaster/Emergencies
 ☐ Revised Annual Statement/Revision Number _____
 ☒ Performance and Evaluation Report for Program Year Ending

☐ Final Performance and Evaluation Report

 January 23, 2001

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	Actual Cost 1
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0		Updated: 7-3-01	Updated: 7-3-01
2	1406 Operations (may not exceed 10% of 19)	\$ 15,000.00	\$20,000.00	\$20,000.00	\$20,000.00
3	1408 Management Improvements	\$73,400.00	\$60,900.00	\$56,057.78	\$40,708.22
4	1410 Administration	\$31,784.00	\$31,784.00	\$31,784.00	\$31,784.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$12,000.00	\$10,800.00	\$10,026.24	\$601.24
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$26,000.00	\$4,000.00	\$2,280.00	\$1,415.00
10	1460 Dwelling Structures	\$118,500.00	\$159,356.00	\$157,075.26	\$128,567.49
11	1465.1 Dwelling Equipment-Nonexpendable	\$5,500.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$35,656.00	\$31,000.00	\$10,224.36	\$10,224.36
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)	\$317,840.00	\$317,840.00	\$287,447.64	\$233,300.31
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$17,400.00	\$13,400.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

X

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement

Page 1 of 8

facsimile form HUD-52837(10/96)

2 To be completed for the Performance & Evaluation Report

ref Handbook 7485.3

AnnualStatement/PerformanceandEvaluationReport

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBAppro

ComprehensiveGrantProgram(CGP)

PartII:SupportingPages

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofPr
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
NY44-010 GENEVA COURTYARD APTS	Site:	1450						
	Landscaping			\$4,000.00	\$4,000.00	\$2,280.00	\$1,415.00	
	Driveways/SidewalkReplacement			\$3,000.00	\$0.00	\$0.00	\$0.00	
			TotalSite:	\$7,000.00	\$4,000.00	\$2,280.00	\$1,415.00	
	MechanicalandElectrical:							
	SimplexFireAlarmSystem			\$0.00	\$79,000.00	\$79,000.00	\$79,000.00	
	CCTVSecurity	1460		\$4,000.00	\$9,850.00	\$9,850.00	\$9,850.00	
	BuildingExterior:		TotalM&E:	\$4,000.00	\$88,850.00	\$88,850.00	\$88,850.00	
	SanitarySewerReplacement			\$30,000.00	\$0.00	\$0.00	\$0.00	
	Phase1							
			TotalB.E.:	\$30,000.00	\$0.00	\$0.00	\$0.00	
	DwellingUnits:							
	CyclePainting/Materials							
	(ForcedAccountLabor)	1460	25	\$22,000.00	\$17,506.00	\$17,506.00	\$0.00	
	DwellingEquipment:	1465.1						
	RangehoodReplacement			\$5,500.00	\$0.00	\$0.00	\$0.00	
			TotalD.E.:	\$5,500.00	\$0.00	\$0.00	\$0.00	
	InteriorCommonAreas:							
	None			\$0.00	\$0.00	\$0.00	\$0.00	
			TotalICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-WideFacilities:							
	None			\$0.00	\$0.00	\$0.00	\$0.00	
			TotalSWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	NondwellingEquipment:							
				\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
		1475						
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
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			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report						U.S. Department of Housing and Urban Development		OMB Approval No. 2577-0157 (7/31/98)	
Comprehensive Grant Program (CGP)				Part III: Implementation Schedule		Office of Public and Indian Housing			
Development		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)				
Number/Name									
HA-Wide									
Activities		Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	Reasons for Revised Target Dates(2)	
Low-Rent Operations		03/31/02			03/31/03				
Computer Software & Programming		03/31/02			03/31/03				
Staff Training		03/31/02			03/31/03				
Security Program Supplement PhI		03/31/02			03/31/03				
Family Self-Sufficiency Program		03/31/02			03/31/03				
Housing Market/Staff Evaluation									
HA-Wide Nonroutine vacancy prep.									
" Nonroutine PM repairs									
" Appliances									
" Vehicle replacement									
" Demolition (specify location[s])									
HA-WIDE		03/31/02			03/31/03				
NY44-001 ELMCREST		03/31/02			03/31/03				
NY44-003 SCATTERED		03/31/02			03/31/03				
NY44-009 SCATTERED		03/31/02			03/31/03				
NY44-010 Geneva Courtyard Apts.		03/31/02			03/31/03				
Signature of Executive Director and Date					Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X					X				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement									
(2) To be completed for the Performance and Evaluation Report				Page 8 of 8				form HUD-52837 (10/96) ref. Handbook 7485.3	

Five-Year Action Plan		(A1-M38)	U.S. Department of Housing and Urban Development										
Part I: Summary		2001 CGP	Office of Public and Indian Housing								OMB Approval No. 2577-0157 (Exp. 7/31/98)		
Comprehensive Grant Program (CGP)													
HA Name:		Locality: (City/County & State)										<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:	
Geneva Housing Authority		Geneva, N.Y.											
A. Development Number/Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5								
	FFY: '2001	FFY: '2002	FFY: '2003	FFY: '2004	FFY: '2005								
NY-44-001-ELMCRESTAPTS.	SEE ANNUAL STATEMENT	\$89,000	\$98,000	\$85,556	\$63,000								
NY-44-003-SCATTERED SITES		\$17,000	\$11,500	\$27,000	\$13,500								
NY-44-009 SCATTERED SITES		\$22,656	\$19,156	\$21,000	\$17,500								
NY-44-010 GENEVA COURTYARD APTS.		\$64,500	\$64,500	\$61,000	\$100,500								
HA-Wide Contingency @ X%		\$0	\$0	\$0	\$0								
B. Physical Improvements Subtotal		\$193,156	\$193,156	\$194,556	\$194,500								
C. Management Improvements		\$70,400	\$70,400	\$74,000	\$74,000								
D. HA-Wide Nondwelling Structures & Equipment		\$12,500	\$12,500	\$12,500	\$12,556								
E. Administration		\$31,784	\$31,784	\$31,784	\$31,784								
F. Other (Fees & Costs and Relocation)		\$10,000	\$10,000	\$5,000	\$5,000								
G. Operations		\$0	\$0	\$0	\$0								
H. Demolition		\$0	\$0	\$0	\$0								
I. Replacement Reserve		\$0	\$0	\$0	\$0								
J. Mod Used for Development		\$0	\$0	\$0	\$0								
K. Total CGP Funds		\$317,840	\$317,840	\$317,840	\$317,840								
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0								
M. Grand Total		\$317,840	\$317,840	\$317,840	\$317,840								
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:											
X		X											
		Page 1 of 13											
				fac simile form HUD-52834 (10/96) ref Handbook 7485.3									

Five-Year Action Plan ('99 CGP)			U.S. Department of Housing and Urban Development		OMB Approval No. 2577-0157 (7/31/98)	
Part II: Supporting Pages			and Urban Development			
Physical Needs Work Statement(s)			Office of Public and Indian Housing			
Comprehensive Grant Program (CGP)						
Work Statement for Year 1	Work Statement for Year 4		Work Statement for Year 5			
	FFY: '2004		FFY: '03			
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity	Estimated Cost
FFY: '2001	Major Work Categories			Major Work Categories		
See Annual	HA-WIDE Physical Improvements			HA-WIDE Physical Improvements		
	HA-WIDE SITE:		\$0	HA-WIDE Site:		\$0
		Total Site:	\$0		Total Site:	\$0
	ON-DEMAND Mechanical and Electrical:			ON-DEMAND Mechanical and Electrical:		
	None		\$0	None		\$0
		Total M&E:	\$0		Total M&E:	\$0
	ON-DEMAND Building Exterior:			ON-DEMAND Building Exterior:		
	None		\$0	None		\$0
		Total B.E.:	\$0		Total B.E.:	\$0
	ON-DEMAND Dwelling Units:			ON-DEMAND Dwelling Units:		
	None		\$0	None		\$0
		Total DUs:	\$0		Total DUs:	\$0
	HA-WIDE Dwelling Equipment:			HA-WIDE Dwelling Equipment:		
	None		\$0	None		\$0
		Total D.E.:	\$0		Total D.E.:	\$0
	HA-WIDE Interior Common Areas:			HA-WIDE Interior Common Areas:		
	None		\$0	None		\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	HA-WIDE Site-Wide Facilities:			HA-WIDE Site-Wide Facilities:		
	None		\$0	None		\$0
		Total SWFs:	\$0		Total SWFs:	\$0
	HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:		
	Computer System Hardware	1	\$7,500	Computer System Hardware	1	\$7,500
	Office Furniture & Equipment		\$5,000	Office Furniture & Equipment		\$5,056
		Total NDE:	\$12,500		Total NDE:	\$12,556
	Subtotal of Estimated Cost		\$12,500	Subtotal of Estimated Cost		\$12,556

Five-Year Action Plan ('99 CGP)
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (7/31/98)

Work Statement for Year 1 FFY: '2001	Work Statement for Year 4 FFY: '2004			Work Statement for Year 5 FFY: '03		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Low Rent Operating Budget		\$15,000	Low Rent Operating Budget		\$15,000
	Computer Software & Programing		\$5,000	Computer Software & Programing		\$5,000
	Staff Training,		\$13,000	Staff Training		\$13,000
	Security Program Supplement		\$14,000	Security Program Supplement		\$14,000
	Family Self-Sufficiency Program Supplement		\$27,000	Family Self-Sufficiency Program Supplement		\$27,000
	Subtotal of Estimated Cost		\$74,000	Subtotal of Estimated Cost		\$74,000

Section 8 Homeownership Program Capacity Statement

Geneva Housing Authority has the capacity to operate a Section 8 Homeownership Program. GHA has successfully operated a Section 5h Program in the past in which 16 homes were sold. GHA has a successful FSS program with proper resident supports in place, and has successfully implemented numerous grant funded programs including FIC, EDSS, PHDEP and ROSS. There is adequate staffing in place to coordinate homeownership efforts. Currently four staff members, including occupancy personnel, have participated in the Section 8 Homeownership training provided through the Housing Television Network (HTVN). Additionally, GHA's Board of Commissioners has passed a resolution in favor of participation in the Section 8 Homeownership Program.

Annual Statement/Performance and Evaluation Report

(A1-M45)

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157(7/98)

CAPITAL FUND PROGRAM (CFP)

Part I: Summary

Office of Public and Indian Housing

HA Name

GENEVA HOUSING AUTHORITY

ny044a02

CAPITAL FUND PROGRAM NUMBER

FFY of Grant Approval

2001

☒ Original Annual Statement ☐ Reserve for Disaster/Emergencies ☐ Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program Year Ending _____

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2) Obligated	Actual Cost 1 Expended
		Original	Revised (1)		
1	Total Non-CGPF Funds	\$0			
2	1406 Operations (may not exceed 10% of 19)	\$ 15,000.00		\$0.00	
3	1408 Management Improvements	\$81,756.00		\$0.00	
4	1410 Administration	\$32,400.00		\$0.00	
5	1411 Audit	\$0.00		\$0.00	
6	1415 Liquidated Damages	\$0.00		\$0.00	
7	1430 Fees and Costs	\$5,000.00		\$0.00	
8	1440 Site Acquisition	\$0.00		\$0.00	
9	1450 Site Improvement	\$29,262.00		\$0.00	
10	1460 Dwelling Structures	\$112,581.00		\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$2,000.00		\$0.00	
12	1470 Nondwelling Structures	\$0.00		\$0.00	
13	1475 Nondwelling Equipment	\$46,000.00		\$0.00	
14	1485 Demolition	\$0.00		\$0.00	
15	1495.1 Relocation Cost	\$0.00		\$0.00	
16	1490 Replacement Reserve	\$0.00		\$0.00	
17	1498 Mod Used for Development	\$0.00		\$0.00	
18	1502 Contingency (may not exceed 8% of 19)	\$0.00		\$0.00	
19	Amount of Annual Grant (Sum of lines 2-19)	\$ 323,999.00		\$0.00	
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$13,400.00		\$0.00	
23	Amount of line 19 Related to Energy Conservation				

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

X

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement

Page 1 of 8

facsimile form HUD-52837(10/96)

2 To be completed for the Performance & Evaluation Report

ref Handbook 7485.3

AnnualStatement/PerformanceandEvaluationReport

CAPITALFUNDPROGRAM(CFP)

PartII:SupportingPages

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
	Low-RentOperations	1406		\$15,000.00		\$0.00		
HA-Wide	ComputerSoftware&Programming	1408		\$48,356.00		\$0.00		
Mgmt.	StaffTraining	"		\$15,000.00		\$0.00		
Improvmts	SecurityProgramSupplementPhl	"		\$13,400.00		\$0.00		
	ImplementaMarketsingand CommunicationPlan	"		\$5,000.00		\$0.00		
			Total1408	\$96,756.00		\$0.00		
HA-Wide	FundingforDHDStaff@10%	1410		\$32,400.00		\$0.00		
Admin	oftheannualgrantamount							
HA-Wide	A&EServices	1430		\$5,000.00		\$0.00		
Feesand Costs			Total1430	\$5,000.00		\$0.00		
HA-Wide	Nonroutinevacancyprep.	1460						
"	NonroutinePMrepairs	1460						
"	Appliances	1465		\$2,000.00		\$0.00		
"	VehicleReplacement	1475						
"	Demolition(specifylocation[s])	1485						
"	Relocationexpenses	1495.1						

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
HA-WIDE	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalSite:	\$0.00	\$0.00	\$0.00	\$0.00	
	MechanicalandElectrical: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalM&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	BuildingExterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalB.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	DwellingUnits: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalDUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	DwellingEquipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalD.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	InteriorCommonAreas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-WideFacilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalSWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	NondwellingEquipment: ComputerHardware OfficeEquipment OfficeFurniture	1475		\$16,000.00 \$5,000.00 \$10,000.00		\$0.00 \$0.00 \$0.00		
			TotalNDE:					
Total,		0	ProjectTotal:	\$31,000.00		\$0.00		

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
NY44-001 ELMCREST APARTMENTS	Site:							
	Landscaping	1450		\$1,000.00		\$0.00		
			TotalSite:	\$1,000.00		\$0.00		
	MechanicalandElectrical:							
	Mech./Elect/PlumbMisc.	1460		\$5,000.00		\$0.00		
			TotalM&E:	\$5,000.00		\$0.00		
	BuildingExterior:							
	None	1460		\$0.00		\$0.00		
			TotalB.E.:	\$0.00		\$0.00		
	DwellingUnits:							
	EfficiencyApt.MarketabilityUpgrades	1460	2	\$35,543.00		\$0.00		
	CyclePainting/MaterialsFAL		18	\$7,000.00		\$0.00		
			TotalDUs:	\$42,543.00		\$0.00		
	DwellingEquipment:							
	None	1465.1						
			TotalD.E.:					
	InteriorCommonAreas:							
	None	1470						
			TotalICAs:					
	Site-WideFacilities:							
	None	1470						
			TotalSWFs:					
	NondwellingEquipment:							
	None	1475	1					
			TotalINDE:					
Total,	ELMCREST		ProjectTotal:	\$48,543.00		\$0.00		

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
NY44-003 SCATTERED SITES	Site:							
	Landscaping/Fencing	1450						
	Driveways/SidewalkReplacement			\$2,262.00		\$0.00		
			TotalSite:	\$2,262.00		\$0.00		
	MechanicalandElectrical:							
	Mech/Elect/PlumbMisc	1460		\$4,000.00		\$0.00		
			TotalM&E:	\$4,000.00		\$0.00		
	BuildingExterior:							
	ExteriorRepair	1460		\$4,000.00		\$0.00		
	Roofs/Doors/Windows			\$3,038.00		\$0.00		
			TotalB.E.:	\$7,038.00		\$0.00		
	DwellingUnits:							
	CyclePainting/MaterialsFAL			\$3,000.00		\$0.00		
	InteriorFin.Ren/Repair	1460		\$4,000.00		\$0.00		
			TotalDUs:	\$7,000.00		\$0.00		
	DwellingEquipment:							
	None	1465.1						
			TotalD.E.:					
	InteriorCommonAreas:							
	None	1470						
			TotalICAs:					
	Site-WideFacilities:							
	None	1470						
			TotalSWFs:					
	NondwellingEquipment:							
	None	1475						
			TotalINDE:					
Total,	ScatteredSitesNY044-003		ProjectTotal:	\$20,300.00		\$0.00		

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated1	Funds Expended(2)	
NY44-009 SCATTERED SITES	Site:							
	Landscaping/Fencing	1450		\$4,000.00		\$0.00		
	Driveways/SidewalkReplacement							
			TotalSite:	\$4,000.00		\$0.00		
	MechanicalandElectrical:							
	Mech/Elect/PlumbMisc	1460		\$4,000.00		\$0.00		
			TotalM&E:	\$4,000.00		\$0.00		
	BuildingExterior:							
	ExteriorRepair	1460		\$7,000.00		\$0.00		
	Roofs/Windows/Doors	1460		\$6,000.00		\$0.00		
			TotalB.E.:	\$13,000.00		\$0.00		
	DwellingUnits:							
	Int.Fin.Ren/Repair	1460		\$6,000.00		\$0.00		
	CyclePainting/Materials (ForcedAccountLabor)			\$4,000.00		\$0.00		
			TotalDUs:	\$10,000.00		\$0.00		
	DwellingEquipment:							
	None	1465.1						
			TotalD.E.:					
	InteriorCommonAreas:							
	None	1470						
			TotalICAs:					
	Site-WideFacilities:							
	None	1470						
			TotalSWFs:					
	NondwellingEquipment:							
	None	1475						
			TotalNDE:					
Total,	ScatteredSitesNY044-009		ProjectTotal:	\$31,000.00		\$0.00		

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Page 6 of 8

Form HUD-52837(10/96)

OMB Approval No. 2577-0157(7/31/98)

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

CAPITAL Fund Program (CFP)

Part II: Supporting Pages

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (1)	Funds Expended (2)	
NY44-010 GENEVA COURTYARD APTS	Site:	1450						
	Landscaping/walks/drives/fences			\$2,000.00		\$0.00		
	San Sewer Replace Phase 1			\$20,000.00		\$0.00		
			Total Site:	\$22,000.00		\$0.00		
	Mechanical and Electrical:	1460						
	Mech/Elect/Plumb/Misc			\$2,000.00		\$0.00		
			Total M&E:	\$2,000.00		\$0.00		
	Building Exterior:	1460						
				\$0.00		\$0.00		
			Total B.E.:	\$0.00		\$0.00		
	Dwelling Units:	1460						
	Cycle Painting/Materials (Forced Account Labor)		25	\$18,000.00		\$0.00		
			Total DUs:	\$18,000.00		\$0.00		
	Dwelling Equipment:	1465.1						
			Total D.E.:					
	Interior Common Areas:	1470						
	None							
			Total ICAs:					
	Site-Wide Facilities:	1470						
	None							
			Total SWFs:					
	Non-dwelling Equipment:	1475						
	CCTV Security			\$11,000.00		\$0.00		
			Total NDE:	\$11,000.00		\$0.00		
Total,	GENEVA COURTYARD APTS'		Project Total:	\$53,000.00		\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

X

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (7/31/98)

CAPITAL FUND PROGRAM (CFP)

Part III: Implementation Schedule

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Low-Rent Operations	03/31/03			03/31/04			
Computer Software & Programming	03/31/03			03/31/04			
Staff Training	03/31/03			03/31/04			
Security Program Supplement PhI	03/31/03			03/31/04			
Implement a Marketing and Communication Plan	03/31/03			03/31/04			
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances	03/31/03			03/31/04			
" Vehicle replacement							
" Demolition (specify location[s])							
HA-WIDE	03/31/03			03/31/04			
NY44-001 ELMCREST	03/31/03			03/31/04			
NY44-003 SCATTERED	03/31/03			03/31/04			
NY44-009 SCATTERED	03/31/03			03/31/04			
NY44-010 Geneva Courtyard Apts.	03/31/03			03/31/04			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X			

(1) To be completed for the Performance and Evaluation Report or a
(2) To be completed for the Performance and Evaluation Report

Revised Annual Statement

Page 8 of 8

form HUD-52837 (10/96)
ref. Handbook 7485.3

Five-Year Action Plan

(A1-M38)

Part I: Summary

2001 CFP

U.S. Department of Housing

and Urban Development

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Capital Fund Program (CFP)

Office of Public and Indian Housing

HAName: Geneva Housing Authority		Locality: (City/County & State) Geneva, N.Y.			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:
A. Development Number/Name	Work Statement for Year 1 FFY: '2001	Work Statement for Year 2 FFY: '2002	Work Statement for Year 3 FFY: '2003	Work Statement for Year 4 FFY: '2004	Work Statement for Year 5 FFY: '2005
NY-44-001-ELMCREST APTS.	SEE ANNUAL STATEMENT	\$97,293	\$84,199	\$39,043	\$48,043
NY-44-003-SCATTERED SITES		\$19,288	\$19,500	\$21,500	\$21,500
NY-44-009 SCATTERED SITES		\$30,762	\$35,500	\$35,000	\$36,000
NY-44-010 GENEVA COURTYARD APTS.		\$69,356	\$71,000	\$111,556	\$86,056
HA-Wide Contingency @ X%		\$0	\$0	\$0	\$0
B. Physical Improvements Subtotal		\$216,699	\$210,199	\$207,099	\$191,599
C. Management Improvements		\$33,400	\$33,900	\$35,000	\$35,500
D. HA-Wide Nondwelling Structures & Equipment		\$9,500	\$9,500	\$9,500	\$9,500
E. Administration		\$32,400	\$32,400	\$32,400	\$32,400
F. Other (Fees & Costs and Relocation)		\$10,000	\$13,000	\$10,000	\$5,000
G. Operations		\$15,000	\$15,000	\$15,000	\$15,000
H. Demolition		\$0	\$0	\$0	\$0
I. Dwelling Equipment NE		\$7,000	\$10,000	\$15,000	\$35,000
J. Mod Used for Development		\$0	\$0	\$0	\$0
K. Total CGP Funds		\$323,999	\$323,999	\$323,999	\$323,999
L. Total Non CFP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$323,999	\$323,999	\$323,999	\$323,999
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			
X		X			

FiveYearActionPlan2001CFP
PartII:SupportingPages
PhysicalNeedsWorkStatement(s)
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement forYear1 FFY:'2001	WorkStatementforYear4 FFY:'2004			WorkStatementforYear5 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See Annual	NY-44-001-ELMCRESTAPTS. Site: Landscape/Walks/Driveways		\$2,000	NY-44-001-ELMCRESTAPTS. Site: Landscape/Driveways SidewalkReplacement SidewalkRailingReplacement		\$3,500 \$1,500 \$6,500
	TotalSite:		\$2,000	TotalSite:		\$11,500
	MechanicalandElectrical: Mech/Elect/PlumbMisc		\$2,043	MechanicalandElectrical: Mech/Elect/PlumbMisc FixtureReplce./FireAlarmStrobeLights		\$1,543 \$15,000
	TotalM&E:		\$2,043	TotalM&E:		\$1,543
	BuildingExterior: MasonrySealant		\$1,000	BuildingExterior:		
	TotalB.E.:		\$1,000	TotalB.E.:		\$0
	DwellingUnits: Doorbells CyclePainting-ForceAccount		\$10,000 \$9,000	DwellingUnits: ClosetDoors CyclePainting-ForceAccount		\$15,000 \$10,000
	TotalDUs:		\$19,000	TotalDUs:		\$25,000
	DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
	TotalD.E.:		\$0	TotalD.E.:		\$0
	InteriorCommonAreas: None		\$0	InteriorCommonAreas: None		\$0
	TotalICAs:		\$0	TotalICAs:		\$0
	Site-WideFacilities: None		\$0	Site-WideFacilities: None		\$0
	TotalSWFs:		\$0	TotalSWFs:		\$0
	NondwellingEquipment: CCTVSecurity		\$15,000	NondwellingEquipment: TrashCompactorReplacement		\$10,000
	TotalNDE:		\$15,000	TotalNDE:		\$10,000
	SubtotalofEstimatedCost		\$39,043	SubtotalofEstimatedCost		\$48,043

FiveYearActionPlan2001CFP
PartIII:SupportingPages
ManagementNeedsWorkStatement(s)
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement forYear1 FFY:'2001	WorkStatementforYear4 FFY:'2004			WorkStatementforYear5 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See Annual Statement	LowRentOperatingBudget		\$15,000	LowRentOperatingBudget		\$15,000
	ComputerSoftware&Programing		\$5,000	ComputerSoftware&Programing		\$5,000
	StaffTraining,		\$16,000	StaffTraining		\$16,500
	SecurityProgramSupplement		\$14,000	SecurityProgramSupplement		\$14,000
	SubtotalofEstimatedCost		\$50,000	SubtotalofEstimatedCost		\$50,500

Geneva Housing Authority Pet Policy

Brief Narrative Summary: Full length policy is on file as a supporting document to the PHA Plan.

All residents of Geneva Housing Authority are eligible to have pets according to the “Pet Policy.”

A common household pet is defined as being a domestic cat, dog, goldfish or tropical fish, canary, parakeet, lovebird, hamster, guinea pig or gerbil. Examples of animals that are not considered common household pets for the purposes of this policy include: Reptiles, amphibians, insects, birds, and other animals not listed above. Animals that are generally considered to be potentially vicious and/or dangerous will not be permitted, including mixed breeds of those animals. Specifically banned are: Pit Bull dogs, Rottweilers, Doberman Pinschers, Chows, Boxers, German Shepherds and Cocker Spaniels. The Geneva Housing Authority reserves the right to ban any animal which may cause a threat to the health, safety and welfare of GHA residents, staff and/or neighbors.

All pets must be registered with Management before permission is granted. Registration must show type of pet, recent picture, name, age, and if applicable: license number, and current inoculation information, name and address of the pet’s veterinarian, plus a signed responsibility card showing the names of three (3) persons to call to come get the pet in the event of the resident’s illness or death.

A deposit at the time of submission of the “Pet Permit Application” in the amount of \$100.00 will accompany the application, for dogs and cats. This amount will apply toward the security deposit if the pet application is approved. The pet deposit is to be used to cover cost of damages or fumigation as the result of pet ownership. The pet deposit will be refunded minus any applicable charges within thirty (30) days after a resident vacates the unit or the pet is permanently removed from the unit.

Statement of Progress in meeting the 5 -Year Plan Mission and Goals

The Geneva Housing Authority is making good progress in meeting the goals and objectives outlined in its current 5 -Year Plan. The housing authority is on track with regard to the timeframes established. Quantifiable measures of success are ensuring ease in tracking our progress. Milestones are being met as we steadily work toward the successful achievement of each goal and objective. The Geneva Housing Authority is committed to the success of the 5 -Year Plan, and maintains a clear focus on the achievement of their Mission.

ResidentMembershipofthePHA GoverningBoard

ShirleyReid,ResidentCommissioner

DistrictRepresented:CourtyardApartments -FamilyPublicHousing

MethodofSelection:Election

Term: October1,2000 -September30,2002

AnthonyGuidice,R esidentCommissioner

DistrictRepresented:ElmcrestApartments -SeniorPublicHousingand
ScatteredSiteHomes -FamilyPublicHousing

MethodofSelection:Election

Term: October1,2000 -September30,2002

Section 8 Project -based Voucher Program Statement

The Geneva Housing Authority plans to implement a Section 8 Project -based Rental Assistance Program for up to 56 units. GHA will enter into housing assistance payment (HAP) contracts, for up to 10 years, for existing and/or new construction of housing units that fully meet the housing choice voucher program (HQS) requirements, subject to the appropriation of funding from HUD.

PROJECT A

Project Name: South Main Manor Associates

Project number of units: 24 Units

Project location: Street Address - 380 & 388 South Main Street
Geneva, NY 14456
Census Tract No. - 0516

Consistency with PHA Plan: Assisting local agencies with expanding housing opportunities for the low-income seniors.

Reason(s) for project basing of the assistance: Decent, affordable & handicapped accessible housing under a tenant-based program is very limited and project basing in this strategic location is needed to assure the availability of units. This project has the full support of the local community.

PROJECT B

Project Name: Lyceum Street Senior Housing

Project number of units: 32 units

Project location: Street Address - Lyceum Street
Geneva, NY 14456
Census Tract No. - 0519

Consistency with PHA Plan: Assisting local agencies with expanding housing opportunities for the low-income seniors and families.

Reason(s) for project basing of the assistance: Decent, affordable & handicapped accessible housing under a tenant-based program is very limited and project basing in this strategic location is needed to assure the availability of units. This project has the full support of the local community.

